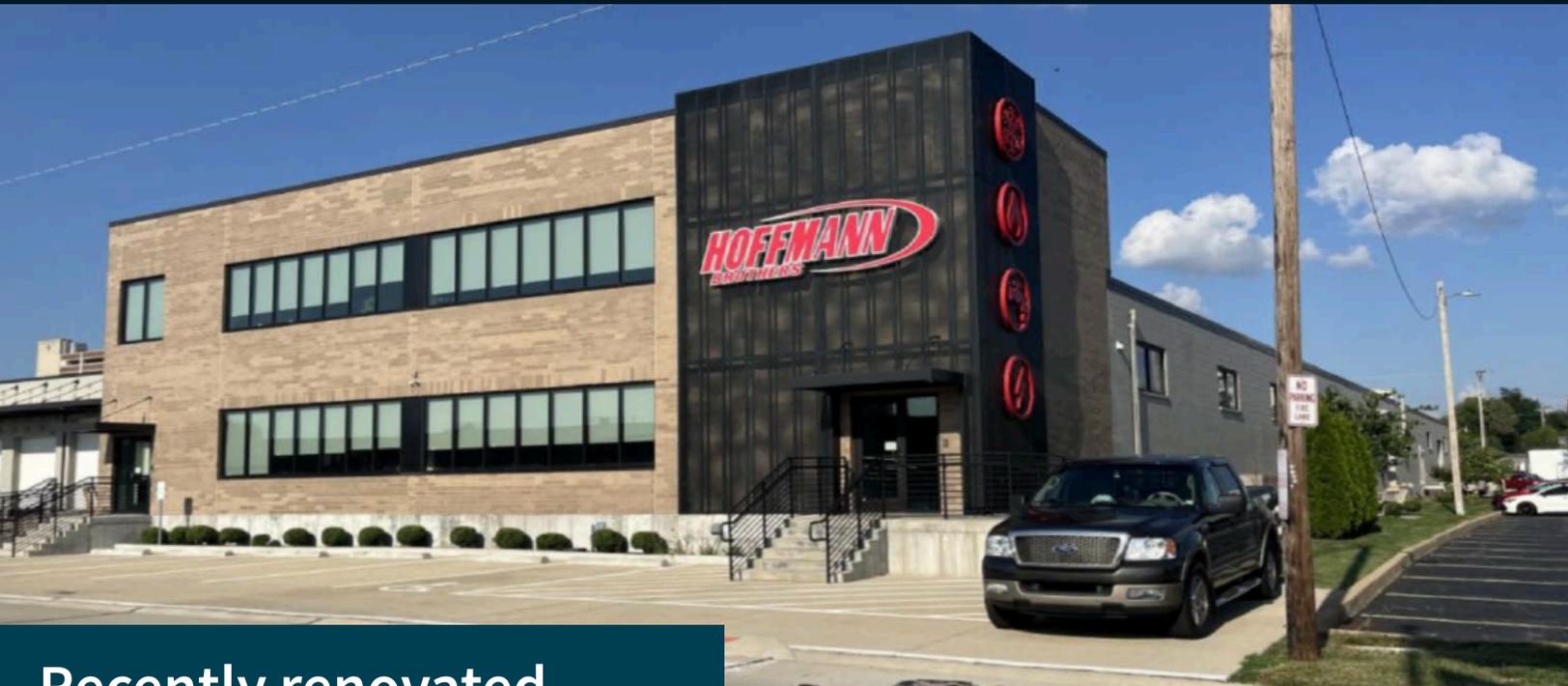


# For lease

Up to ±60,000 SF office/warehouse available

1002 - 1010 Hanley Industrial Ct., Brentwood, MO 63144



## Recently renovated

Size: ±60,000 SF office/warehouse

Vacancy: 22,334 - 60,000 SF

Office: 15% office buildout

Dock: 5 dock high doors

Drive-In: 6 drive in doors

Clear Height: 16' clear height

Fire Supression: Wet sprinklered

Power: Heavy power, on site generator

**Pricing: \$10.00/SF NNN**

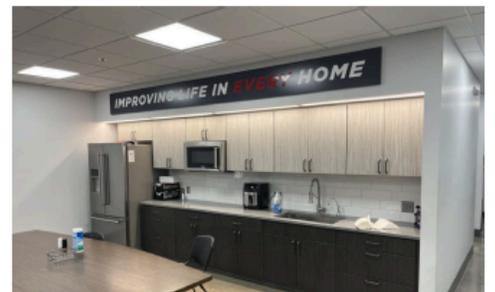


# Amenities and advantages

This versatile property offers up to 60,000 SF of combined office and warehouse space, featuring finished creative office area. The warehouse boasts 16' clear height and is equipped with six drive-in doors and five dock doors. The facility provides excellent highway access, making it ideal for various business operations.



**Renovated in 2022**



**60k+**

Square feet space

**15%**

Office buildout

**16'**

Clear height

**6**

drive-ins

## Prime location with easy accessibility

Conveniently situated in Brentwood, this property offers easy access to major transportation routes, including I-64 and I-170. Its central location provides excellent connectivity to various destinations, making it highly accessible.



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